

2009 Riverside Neighborhood Conference – “Embracing Our Past, Present and Future”

Code Enforcement – Dealing With Foreclosures In Your Neighborhood

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Who we are...



Code Enforcement is a division of the Community Development Department. Code Enforcement receives requests for service for property maintenance and health and safety concerns. The Code Enforcement Division has a comprehensive program which protects a property owner's investment, promotes public health and welfare, and enhances the quality of life in our neighborhoods through public education and the enforcement of local and state codes and ordinances.



NORTH



EAST

CENTRAL

Responsibilities...

- Illegal Parking
- Illegal Construction
- Weed Abatement
- Substandard Housing
- Property Maintenance
- Illegal Boarding Homes
- Trash/Debris
- Outside Storage
- Inoperable Vehicles
- Illegal Signs
- Zoning/Land Use
- Street vending
- **Vacant/Neglected Properties**



What are some of the problems associated with foreclosed, vacant, and neglected homes?

- Decrease in property values
- Visual blight
- Safety hazards



Green pools – mosquito and drowning hazard



Magnet for criminal activity including

- Graffiti/vandalism
- Parties
- Transients
- Drug activity
- Prostitution



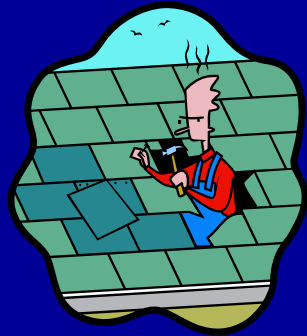
Additional concerns

- Fire hazard
- Overgrown weeds, dead vegetation
- Attractive nuisance for children
- Drain on city resources
- Overall “De-stabilization” to the neighborhood



How is the City of Riverside coping with this?

- RMC 6.11 – Maintenance and rehabilitation of vacant and neglected buildings
- Adopted in January 2008
- Assigned a specialized team of 10 Code Enforcement Officers and support staff to specifically address vacant properties



This ordinance requires property owners, including banks, lenders and financial institutions to maintain their vacant properties to the following standards:

- Maintain landscaping and plant material in good condition
- Maintain exterior of building including paint and finishes, windows and fences in good condition
- Maintain both the interior and exterior of the building free of litter, trash, junk, debris and graffiti
- Maintain the building in compliance with *a//* other codes and regulations
- Take whatever steps are legal and necessary to prevent criminal activity from taking place on the premises

This ordinance also requires that the owner of any vacant building shall “rehabilitate the building for occupancy” within 180 days of the building becoming vacant and/or boarded.





In effect, Title 6.11 requires owners to maintain a property so that it does not constitute a “public nuisance” since it is being actively maintained and monitored.

What are the consequences for not complying with this ordinance?

- Administrative Citations
- Administrative Civil Penalties/Daily Fines
- Notice of Pendency – Cloud On Title
- Abatement By City

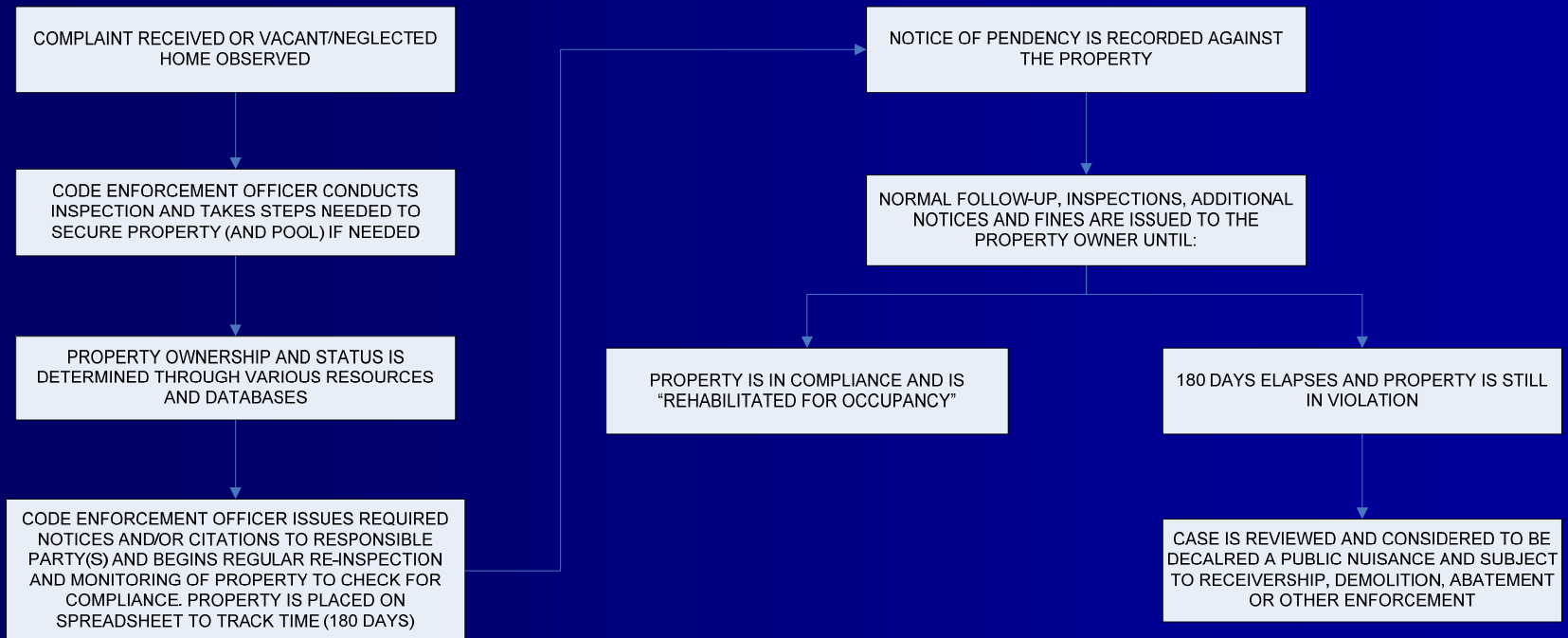




After 180 days of non-compliance, property can be declared a “public nuisance” pursuant to RMC and be taken to “receivership” or in extreme cases, demolished.



How does the Code Enforcement Division apply this ordinance?



Success Stories!

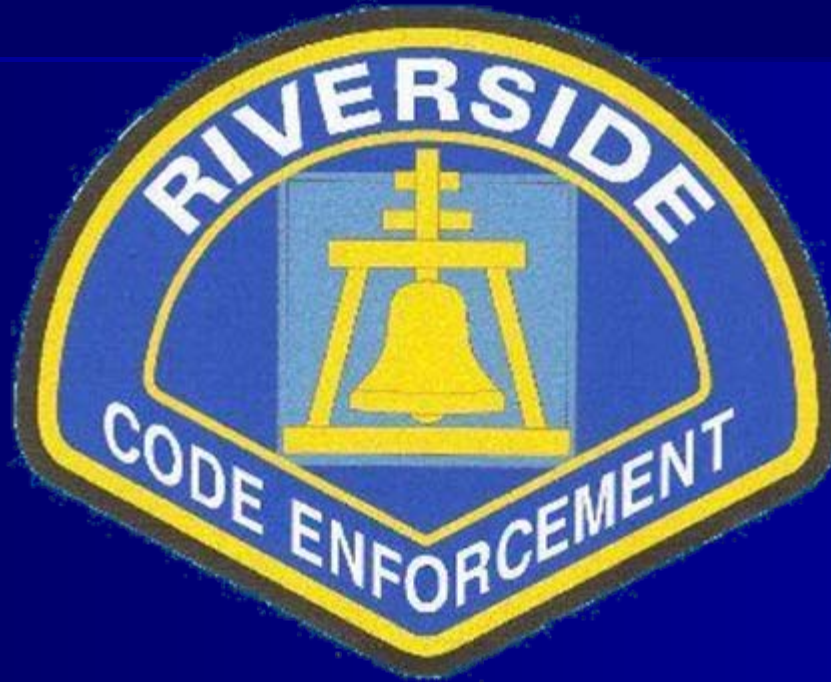




Any Questions?



CODE ENFORCEMENT



"Working Together to Provide a Safe and Attractive Community"

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